DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Clark Chuka, Security Storage Associates, LLC.

LOCATION OF PROPOSAL: 13120 NE 30th Street

NAME & DESCRIPTION OF PROPOSAL: Factoria Security Storage Emergency Footing Repairs Land Use approval to perform emergency footing repairs where Sunset Creek has undermined the structure. .

FILE NUMBER: 20-108770-LM

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Department of Planning & Community Development. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____ __, ____.

X This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on August 6, 2020.

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Heidi Bedwell, Planning Manager for
_____ July 23, 2020
Environmental Coordinator Date
Elizabeth Stead, Land Use Director

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology,
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

Development Services

SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with “Not Applicable” or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Security Storage Structural Stabilization
   installation of pin piles where Sunset Creek has undermined them
2. Name of applicant Security Storage Associates, LLC
3. Contact person Clark Chuka Phone 800-970-1079
4. Contact person address 12819 Se38th St. #65, Bellevue, WA 98006
5. Date this checklist was prepared **5/5/2020**
6. Agency requesting the checklist City of Bellevue

Reviewed: C. Orr 7/20/2020

7. Proposed timing or schedule (including phasing, if applicable)

Summer 2020

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

No future additions, expansions, or activity related to this proposal is planned.

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

Boundary and topographic survey, Replanting and erosion protection plan, geotechnical report, wetland and stream delineation report

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No other applications are pending with other governments.

Applicant has applied for a building permit for installation of the foundation repairs 20-108518-BW

11. List any government approvals or permits that will be needed for your proposal, if known.

Building Permit **Minor Building permit 20-108518-BW**

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed project is designed to stabilize the southern half of the building's eastern wall. The southeast corner of the building is currently sinking and needs to be stabilized to ensure the structural integrity of the building. The construction area is within a ~6-ft mowed-grass access path between the creek habitat easement and the building. The proposal will utilize hand tools and vector trucks to excavate sediment, and will not use large construction equipment within the construction area/access path. Large pin piles will then be driven into the foundation of the building to stabilize the structure. The use of the property will remain consistent, as a commercial storage facility.

Native plantings were to have been installed under the 2011 approval where the mowed grass is currently located. Identical native plantings (species, size, spacing) will be a condition of approval.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Address: 13120 SE 30th St, Bellevue 98005; Parcel #: 5453300194;
Quarter-Section-Township-Range: NE-9-24N-5E

Environmental Elements

Earth

1. General description of the site:
   - ☑ Flat
   - ☐ Rolling
   - ☐ Hilly
   - ☐ Steep Slopes
   - ☐ Mountainous
   - ☐ Other _____

2. What is the steepest slope on the site (approximate percent slope)? n/a

The site has approximately 4 feet of elevation rise over a distance of 445 lineal feet from north to south

Reviewed: C. Orr 7/20/2020

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The on-site soils are predominantly silty sand with some small gravel and organic silt. See Geotech report for more details.

Vashon Recessional Outwash Deposits

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Yes, the purpose of the project is to stabilize the southern half of the eastern exterior wall of the building due to unstable soils.

Due to the proximity of Sunset Creek water continues to undermine the existing foundations

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

The south half of the grass access path along the east side of the building will be cleared and excavated to the top of the building footing (approximately 895 SF). The area will be filled with the excavated sediment to its original grade and replanted with a hydroseed grass mix.

Native plantings were to have been installed under the 2011 approval where the mowed grass is currently located. Identical native plantings (species, size, spacing) will be a condition of approval.

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

There is always potential for erosion when clearing and excavating. Erosion is less likely on this project as the clearing limits are lined by the building and a densely vegetated riparian area. The vegetation should not be significantly disturbed by the project activities and should limit the possibility of erosion along the east side of the clearing limits. BMPs will be installed surrounding the construction are including coir fiber logs to prevent sediment from leaving the construction area.

Temporary Erosion and Sedimentation Controls will be required per BCC 23.76

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? will not change from current condition

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

No large equipment will be used within the access path/construction area, reducing the probability of hazardous liquids from machine hydraulics entering the environment and limiting the size of the clearing area to preserve native vegetation. BMPs will be implemented within the construction area and surrounding it, including the installation of temporary coir fiber logs to prevent soil and debris from exiting the construction area.

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions will be produced by diesel and unleaded gas machinery and vehicles conducting deliveries of materials, excavation activities, and construction activities. Emissions post project will be the same as emissions prior to the project, as the use and capacity of the facility will not change.

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None that are known.

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

All equipment used during construction will be kept in good working order.

Water

1. Surface Water
   a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, there is a fish-bearing stream (Sunset Creek) within close proximity to the project area. Sunset Creek flows into Richards Creek.

   b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, the clearing limits will be within 10 feet of the stream outside of its restored native buffer. The project site is largely taken up by the storage facility with little space around the periphery for vegetation. All construction activities will avoid clearing or disturbing of native vegetation and will stay within the grass access path along the east side of the building.

Native plantings were to have been installed under the 2011 approval where the mowed grass is currently located. Identical native plantings (species, size, spacing) will be a condition of approval.

   c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

No fill or dredge material will be placed or removed from surface waters.

   d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

The project will not require surface water withdrawals or diversions.

   e. Does the proposal lie within a 100-year floodplain? No.
   If so, note the location on the site plan.
   Yes, a floodplain exists on site. See Exhibit A at the end of the checklist
   Per most recent FIRM map, zone AE
   Base Flood Elevations on the east side of the structure range between 62 and 66 (NAVD 88)

f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, the proposal does not involve any discharges of waster materials to surface waters.

2. Ground Water

a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn from a well for the project or as a result of the project.

b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground from septic tanks or other sources during the project or as a result of the project.

Reviewed:
C. Orr
7/20/2020

3. Water Runoff (including stormwater)
   a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Water runoff on the property will not change during the project or as a result of the project. BMPs will be in place to filter and/or stop runoff from exiting the construction area during rain events. If stormwater does runoff the construction site, it will flow east through a narrow riparian buffer and into Sunset Creek.

   b. Could waste materials enter ground or surface waters? If so, generally describe.

No, proposed BMPs will contain all materials on site and prevent waste materials from entering ground or surface waters.

   c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, the proposal does not alter or affect drainage patterns in the vicinity of the site.

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

No measures are proposed as a part of the project to control or reduce drainage patterns.

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C. Orr
7/20/2020

Plants

1. Check the types of vegetation found on the site:

- [x] deciduous tree: alder, maple, aspen, other _____
- [x] evergreen tree: fir, cedar, pine, other _____
- [x] shrubs
- [x] grass
- [ ] pasture
- [ ] crop or grain
- [ ] orchards, vineyards or other permanent crops
- [x] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- [ ] water plants: water lily eelgrass, milfoil, other _____
- [ ] other types of vegetation _____

2. What kind and amount of vegetation will be removed or altered?

The only vegetation proposed for removal is grass that is within the access path along the east side of the building. No native vegetation is proposed for removal.

Extensive revegetation of the site with native plantings was permitted in 2011 under permit # 11-105230-GH.
Native plantings were to have been installed where the grass is currently located. Identical native plantings (species, size, spacing) will be a condition of approval.

3. List any threatened and endangered species known to be on or near the site.

No known threatened and endangered plant species are known to be on or near the site.

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

No landscaping or site enhancement is proposed.

Native plantings were to have been installed where the grass is currently located. Identical native plantings (species, size, spacing) will be a condition of approval.

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5. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

   Birds: ☑hawk, ☐heron, ☑eagle, ☑songbirds, ☐other owls, woodpeckers, jays, doves

   Mammals: ☑deer, ☐bear, ☐elk, ☑beaver, ☐other coyote, raccoon, chipmunk, squirrel, rabbit, opossum & other small mammals such as voles, shews and bats

   Fish: ☐bass, ☑salmon, ☑trout, ☐herring, ☐shellfish, ☐other _____

2. List any threatened and endangered species known to be on or near the site.

No known threatened and endangered plant species are known to be on or near the site.

3. Is the site part of a migration route? If so, explain.

Richards and Sunset creeks are have a known presence of several salmon and trout species, all of which use the streams for annual spawning migrations and juvenile out-migrations.

The Pacific Northwest is located within the Pacific Flyway, a north-south chain of habitats for migratory birds

4. Proposed measures to preserve or enhance wildlife, if any.

The project is designed to prevent impacts to native vegetation/the riparian corridor and the stream environment.

5. List any invasive animal species known to be on or near the site.

No invasive animal species are known to be on or near the site.

This stretch of Sunset Creek is known to be infested with New Zealand Mud Snails. See Exhibit B on the final page of the Checklist

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Energy demand for the property will not change due to the proposed project.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, the project would not affect the potential use of solar energy by adjacent properties.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

No energy conservation features are included in the proposal.

Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

No, all proper precautions will be taken to ensure all utilities are avoided during excavation, and the proposed project will not increase the likelihood of an environmental health hazard on the property once it is finished.

a. Describe any known or possible contamination at the site from present or past uses.

There is no known contamination at the site.

b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known existing hazardous chemicals/conditions on the property.

c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Vehicles and equipment will be parked in the adjacent parking lot and used remotely (vector truck) for excavation and filling activities. When machinery is active on site, there is always a possibility for fluid leaks or spills. Construction BMPs will be used to minimize the likelihood of these events and their impact if they occur.

d. Describe special emergency services that might be required.

No special emergency services are anticipated.

e. Proposed measures to reduce or control environmental health hazards, if any.

No measure are proposed to reduce or control environmental health hazards.

2. Noise

a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise levels from the surrounding area are typical of a light commercial area including heavy truck and vehicle traffic.

b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The project would produce less construction noise than generally associated with excavation projects, as excavators and other typical large equipment will not be used. The largest noise impact will result from the vector truck and possibly from pin pile driving equipment. No new long-term noise impacts will be a result of the project. **Construction noise shall comply with the requirements of BCC 9.18**

c. Proposed measures to reduce or control noise impacts, if any.

No measures are proposed to reduce or control noise impacts.

Construction noise shall comply with the requirements of BCC 9.18

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current lands use of the property and all adjacent properties is commercial. The proposal will not change the current land use of the site or adjacent properties.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

The project site has not been used as working farmlands or forest lands.

   a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No, there are no surrounding working farm or forest land.

3. Describe any structures on the site.

The project site contains a large commercial storage facility. It is a two-story facility with an approximate footprint of 58,000 SF.

The structure is a 3 story tilt up masonry structure utilized for warehouse and storage uses

4. Will any structures be demolished? If so, what?

No structures will be demolished.

5. What is the current zoning classification of the site? light industrial

6. What is the current comprehensive plan designation of the site? light industrial

7. If applicable, what is the current shoreline master program designation of the site?

N/A

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The Sunset Creek and its associated native riparian corridor area designated as critical areas.

9. Approximately how many people would reside or work in the completed project? N/A

10. Approximately how many people would the completed project displace? None

11. Proposed measures to avoid or reduce displacement impacts, if any.

No measures are proposed to avoid or reduce displacement.

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The proposal ensures that that building footprint will not encroach further into the designated stream buffer of Sunset Creek.

Reviewed:
C. Orr
7/20/2020

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

No agricultural or forest lands are present nearby.

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units would be provided.

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing units will be eliminated.

3. Proposed measures to reduce or control housing impacts, if any.

No impacts to housing are anticipated as a result of this project.

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures are proposed in this project.

2. What views in the immediate vicinity would be altered or obstructed?

Views will not be impacted by the proposed project.

3. Proposed measures to reduce or control aesthetic impacts, if any

No aesthetic impacts are anticipated as a result of this project.

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No light or glare will result from this proposal.

2. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

3. What existing off-site sources of light or glare may affect your proposal?

No off-site sources of light or glare will affect the proposal.

4. Proposed measures to reduce or control light and glare impacts, if any.

No light or glare impacts are anticipated.

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

The nearest park access is approximately 0.5 miles away from the site.

2. Would the proposed project displace any existing recreational uses? If so, describe.

No, the proposed project would not displace any existing recreational uses.

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C. Orr
7/20/2020

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

No impacts on recreation are anticipated as a result of the project.

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

There are no known structures over 45 years old listed in or eligible for listing in national, state, or local preservation registers.

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are not any known.

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

According to WISAARD, there are no such cultural resources within the study area.

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

Should historic, archaeological, scientific or cultural significant items be encountered during implementation of this project, work would be temporarily stopped while the appropriate agencies are notified.

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

SE 30th Street is the only entrance/exit point to the property and can only be accessed from Richards Road.
The site is accessed from SE 30th Street, a public ROW. It is is approximately 200 feet ease of the intersection of SE 30th Street and Richards Road.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes, bust routes run along Richards Road, less than 300 feet from the site.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project would not impact the amount of parking spaces available.

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No, the project would not require any of these improvements.

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No, the project will not occur within the immediate vicinity of water, rail, or air transportation.

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

No, change in vehicular traffic to and from the property is anticipated as a result of this project.

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No, the proposal will not affect movement of agricultural or forest products.

8. Proposed measures to reduce or control transportation impacts, if any.

None are proposed for this project.

Reviewed:
C. Orr
7/20/2020

Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No increase need of public services is anticipated as a result of this project.

2. Proposed measures to reduce or control direct impacts on public services, if any.

None are proposed for this project.

Utilities

1. Check the utilities currently available at the site:
   - ☑ Electricity
   - ☑ natural gas
   - ☑ water
   - ☑ refuse service
   - ☑ telephone
   - ☑ sanitary sewer
   - ☐ septic system
   - ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

No utilities are proposed for the proposed project.

Reviewed:
C. Orr
7/20/2020

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature _____

Name of signee CLARK CHUKA

Position and Agency/Organization CO. MANAGER

Date Submitted 5/5/2020

Reviewed:
C. Orr
7/20/2020

TECHNICAL MEMORANDUM

Date:	May 7, 2020
To:	Carol Orr, Land Use Planner City of Bellevue
From:	Mike Thai, Environmental Scientist
Project Name:	Factoria Security Self Storage Wall Stabilization
Project Number:	190818

Subject: Project Narrative and Vicinity Map

The purpose of this memorandum is to give a brief and encompassing description of the proposed project and the surrounding land use and critical areas. The proposed project will occur on the site located at 13120 SE 30th Street in the City of Bellevue (parcel number: 5453300194). The parcel is accessible from the south via SE 30th Street and surrounded by streams on the other three sides. The subject property is located within the Mercer Slough drainage basin in WRIA 8. Any surface or groundwater on the site would be expected to flow into the surrounding streams then north to Richard's Creek toward Mercer Slough. Wetlands were identified along the west and north property boundaries. The wetlands follow Richards Creek (Stream B) around the entire parcel (see Delineation Report). The subject parcel is currently developed as a commercial storage facility. The majority of the property is currently covered by the storage facility or its associated parking lot, the only pervious surface on and immediately adjacent to the parcel are thin strips of vegetation that line the streams.

The applicant proposes to stabilize the east side of the building by driving pin piles into the foundation of the building, adjacent to the exterior building wall. The work would not disturb vegetation other than the mowed, grass maintenance strip along the east side of the building and would not extend the footprint of the building. Clearing and shallow excavation will occur to reach the foundation of the building as it is approximately one foot below the surface grade. Pin piles would then be driven into the foundation. All construction activity would be staged from the loading dock/parking area with only hand tools and machines being used within the maintenance strip/project area (see Replanting Plan).

Sunset Creek runs adjacent to the east side of the building, and thus the project area is within the buffer of the stream. However, other than limited clearing and grading of grass, no other vegetation will be disturbed, and the proposal will not increase the footprint of the building (i.e., all work will occur within the foundation footprint of the building). The property also

Native plantings were required to be installed under the prior permit # 11-105230-GH up to the building exterior. Identical replacement plantings size, species and spacing will be required where distubance occurs.

contains a wetland on the north property boundary and is not encumbering to the project area, as its buffer is not wide enough (see Replanting Plan and Delineation Report).

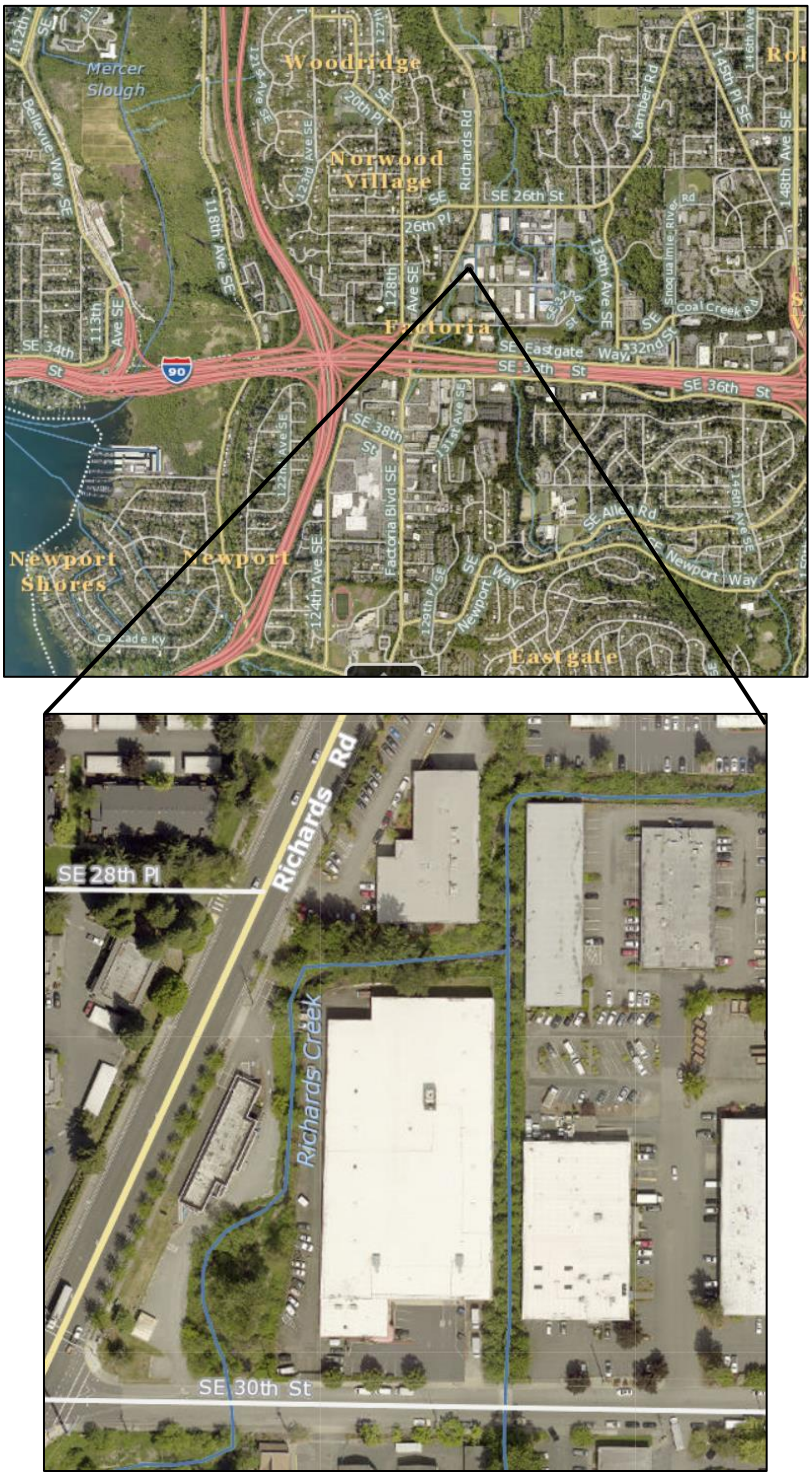


Figure 1. Site vicinity and project area map (King County iMap).

Exhibit A: FIRM Map 2020

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

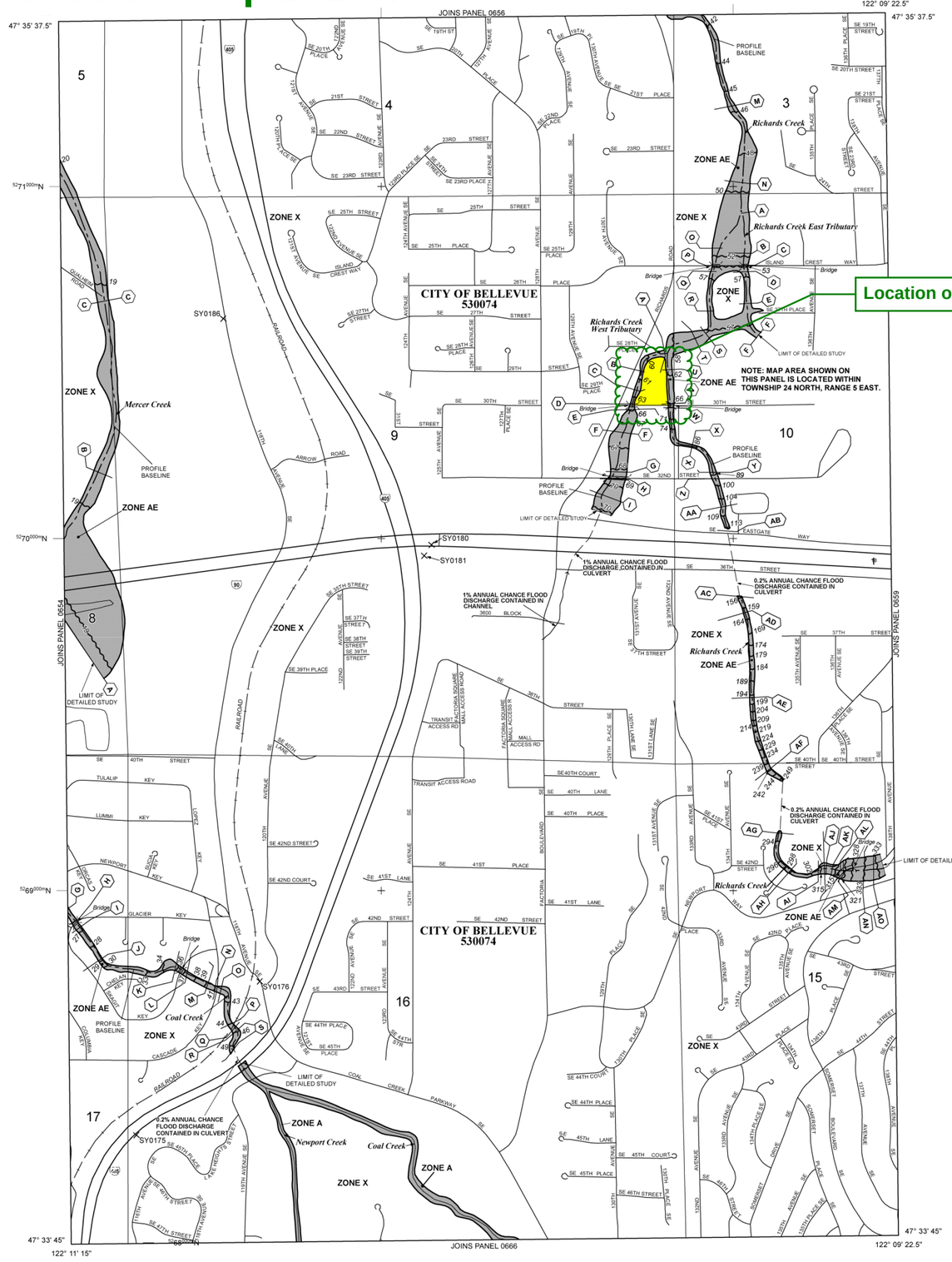
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- A–A — Cross section line
- 23–23 — Transect line
- 45° 02' 08", 93° 02' 12" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 4989000mN — 1000-meter Universal Transverse Mercator grid values, zone 10
- DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995
August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0658G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 658 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BELLEVUE, CITY OF	530074	0658	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0658G
MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

Exhibit B: New Zealand Mudsnail Infestation